



Williamson County, Tennessee
Community Development
1320 West Main Street - Suite 400
Franklin, Tennessee 37064
Voice: 615.790-5725 Fax: 615.591-8531
www.williamsoncounty-tn.gov

Frequently Asked Questions in Planning and Zoning

What are the Planning and Zoning office hours and where are we located?

We are open Monday- Friday from 8:00am through 4:30pm. We are located in Suite 400 of County Administrative Complex (the old hospital) off West Main Street in Franklin, TN. From the front parking lot, enter through the West entrance and come up to the 4th Floor.

What is the Williamson County Zoning Ordinance?

The current Williamson County Zoning Ordinance was adopted in April of 1988 and governs all land uses within the unincorporated areas of Williamson County.

What are the Williamson County Subdivision Regulations?

The current Williamson County Subdivision Regulations were adopted in August of 1994 and governs the division of property within the unincorporated areas of Williamson County.

Are the Zoning Ordinance and/or the Subdivision Regulations available online?

Due to ongoing updates, neither the Zoning Ordinance nor the Subdivision Regulations are available online at this time. If you would like to obtain copies, they are available at Kwik Kopy Printing, located at 216 Seaboard Lane Cool Springs, TN. Their number is 615.261.0300.

What do I need a building permit for?

Building permits are issued on all structures including modular and mobile homes and barns and sheds. To read more, click here: [So, you want to build!](#)

Where do I go to get a building/zoning permit in Williamson County?

You will first want to make sure that your property is located in the unincorporated jurisdiction of the county. If so, you will first need to come into the Planning and Zoning office to fill out a Zoning Certificate. You will then go through septic and site plan approval.

If your property is located in any of the cities, you will need to contact the city as they have zoning authority in their jurisdictions.

Brentwood: 615.371.0060

Fairview: 615.799.2484

Franklin: 615.791.3212

Nolensville: 615.776.3633

Spring Hill: 931.486.2252

Thompson's Station: 615.794.4333



Williamson County, Tennessee
Community Development
1320 West Main Street - Suite 400
Franklin, Tennessee 37064
Voice: 615.790-5725 Fax: 615.591-8531
www.williamsoncounty-tn.gov

What is a Zoning Certificate? Why do I need a Zoning Certificate? How long is a Zoning Certificate good for?

The zoning certificate identifies property and its current zoning. Importantly, it serves as the initial application for the proposed use identified by an applicant. Zoning certificates are necessary if you want to build any type of structure or if you want an official response to any type of zoning question. Zoning certificates are good for six (6) months from the application date and only if approved through plans review, Planning Commission, or Board of Zoning Appeals processes.

Can I fill out a Zoning Certificate online, through the mail, or by phone?

No. Our system is not currently set up to handle these kinds of requests. A Zoning Certificate must be filled out in person in the Planning and Zoning office, located on the 4th Floor of the County Administrative Complex (the old hospital).

What is plans review?

Plans review is the process by which staff from Engineering, Building Codes, Septic, Codes Compliance, and Planning review building requests. Plans review usually occurs on Tuesdays and Thursdays at 9:00am. The agenda is limited to 18 items on a first come, first serve basis.

How can I find out about development in Williamson County?

There are several ways to find out about development in Williamson County. Planning staff is always available to answer any questions or you can review the Planning Commission Agendas and Minutes. Recent Planning Commission documents can be found on the Planning and Zoning Department homepage. Prior agendas and minutes can be found at: [Williamson County Planning Commission Website](http://www.williamsoncounty-tn.gov/planning). Additionally, monthly Planning Commission meetings are televised by WC-TV, channel 3 on Comcast and channel 96 on Charter. The weekly program schedule can be found at: [WCTV- 3 Television](http://www.wctv.com)

Where can I find a copy of a recorded plat?

Plats may be obtained in the Office of the Register of Deeds, located on the 2nd Floor of the Williamson County Administrative Complex. Their number is 615.790.5706.

Where can I find copies of Homeowners Association documents, covenants, and restrictions?

These documents may be obtained in the Office of the Register of Deeds, located on the 2nd Floor of the Williamson County Administrative Complex. Their number is 615.790.5706.

Who should I speak with about operating a business out of my home or on any other property?

You should speak with a member of the planning staff before commencing any operations of your intended business.



Williamson County, Tennessee
Community Development
1320 West Main Street - Suite 400
Franklin, Tennessee 37064
Voice: 615.790-5725 Fax: 615.591-8531
www.williamsoncounty-tn.gov

Why do I start in the Planning and Zoning office for a business license?

You will begin in the Planning and Zoning office to ensure that the business is a permitted use in the zoning district.